

City Clerk File No. Ord. 15.061

Agenda No. 3.A 1st Reading

Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.061

TITLE:

AN ORDINANCE AMENDING CHAPTER 3, (ADMINISTRATION OF GOVERNMENT) ARTICLE III, (MAYOR) TO ESTABLISH A BUREAU OF INNOVATION UNDER THE OFFICE OF THE MAYOR

COUNCIL

offered and moved adoption of the following Ordinance:

WHEREAS, in order to improve the quality of life in Jersey City, the municipal government must identify innovative ways to foster economic growth and development, more efficiently manage municipal resources, reduce crime, and enhance opportunities for the City's youth; and

WHEREAS, to this end, the City sought and received a \$2.25 million grant from Bloomberg Philanthropies in order to fund a Jersey City Innovation Team; and

WHEREAS, the mission of this internal team is to develop bold, forward-thinking, data-driven solutions for the most challenging, complex, and critical issues faced by the City; and

WHEREAS, acceptance of the grant monies is predicated on the City establishing an executive branch office dedicated to executing the goals of this initiative; and

WHEREAS, this office shall be created within the Office of the Mayor and shall be known as the Bureau of Innovation, and

WHEREAS, the Bureau's initial focus will be the revitalization of main street business districts throughout Jersey City.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that Chapter 3, Article III be amended to read:

§ 3-10 through § 3-19.2

NO CHANGE.

§ 3-19.3. Bureau of Innovation.

Within the Office of the Mayor there shall be a Bureau of Innovation, the head of which shall be the Director of Innovation who shall serve at the pleasure of the Mayor.

§ 3-19.2. - Powers and Duties of the Bureau of Innovation.

The Bureau of Innovation shall improve the City's quality of life by developing bold, forward-thinking, data-driven solutions for the most challenging and complex issues faced by the City.

AN ORDINANCE AMENDING CHAPTER 3, (ADMINISTRATION OF GOVERNMENT) ARTICLE III, (MAYOR)
TO ESTABLISH A BUREAU OF INNOVATION UNDER THE OFFICE OF THE MAYOR

Whenever possible the Bureau will cooperate with the various City Departments and autonomous agencies, members of the community and with outside funding sources, as appropriate.

The Bureau will provide such reports as requested by the Mayor and Business Administrator.

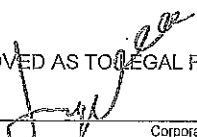
- I. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- II. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- III. This Ordinance shall take effect in the manner as provided by law.
- IV. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

Note: All new material is underlined; words ~~struck through~~ are omitted. Amended material is both underlined and *italicized*.

For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

BP 5/6/15

APPROVED AS TO LEGAL FORM




Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____



Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.061
TITLE: 3.A MAY 13 2015 4.B MAY 27 2015

An ordinance amending Chapter 3 (Administration of Government), Article III (Mayor) to establish a Bureau of Innovation under the Office of the Mayor.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALZER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY MAY 27 2015											
Councilperson <u>LAVARRO</u> moved to amend* Ordinance, seconded by Councilperson <u>COLEMAN</u> & adopted <u>8-0</u>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015
Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 27 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

in italics and underlined on page 2

APPROVED:

Rolando R. Lavarro, Jr., Council President
Date MAY 27 2015

APPROVED:

Steven M. Fulop, Mayor
Date MAY 29 2015

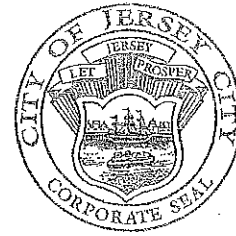
Date to Mayor

MAY 29 2015

City Clerk File No. Ord. 15.062

Agenda No. 3.B 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.062

TITLE:

AN ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT), SECTION 19.1 (RESIDENT RESPONSE CENTER) TO CENTRALIZE THE PERMITTING OF ALL FESTIVALS, CARNIVALS, FAIRS, FLEA MARKETS AND OTHER PUBLIC EVENTS UNDER THE DIRECTOR OF CULTURAL AFFAIRS

WHEREAS, there are many special public events throughout the City; and

WHEREAS, the City of Jersey City wishes to encourage the growth and development of more such events; and

WHEREAS, the City recognizes the need to centralize the permitting process for these events in order to make the approval process more efficient and user-friendly; and

WHEREAS, the City recognizes that the Office of Cultural Affairs is best suited to serve as the point of intake for special event applications; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of Jersey City that Chapter 3, Section 19.2, shall be amended to read:

§ 3-19.2. - Powers and Duties of the Resident Response Center.

The Resident Response Center shall:

- A. Accept and respond to constituents' complaints and inquires on all aspects of City services and operations to enhance constituent confidence in government by expediting the handling of citizens' complaints and inquires in coordination with the various departments of City government and autonomous agencies.
- B. Maintain an Office of Cultural Affairs, ~~including but not limited to, the City Spirit Program and oversee events as the City Spirit Festival, cultural and heritage events, art shows, street fairs, outdoor concert series, holiday festivals and all other public cultural programs which, notwithstanding any ordinance to the contrary, shall be responsible for:~~
 - (i) serving as the sole point of intake for all applications and related permitting for special public events on any city owned property, including but not limited to block parties, carnivals, circuses, festival/fairs, flea markets, and parades.

- (ii) distributing the above referenced applications for such special public events to the appropriate City departments or offices if applicable, and
- (iii) for organizing cultural events on behalf of the City do including but not limited to, the City Spirit Program, and oversee events as the City Spirit Festival, cultural and heritage events, art shows, street fairs, outdoor concerts series, holiday festivals and all other public cultural programs.

C. through G.

NO CHANGE.

- I. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
- II. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- III. This Ordinance shall take effect in the manner as provided by law.
- IV. The City Clerk and the Corporation Counsel be and hereby are authorized and directed to change any chapter numbers, article numbers and section numbers in the event the codification of this Ordinance reveals that there is conflict between those numbers and the existing code.

Note: All new material is underlined; words ~~struck through~~ are omitted. For purposes of advertising only, new matter is **boldface** and repealed by *italics*.

JJH/JMcK 5/6/15

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____

Corporation Counsel

Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

AN ORDINANCE AMENDING CHAPTER 3 (ADMINISTRATION OF GOVERNMENT), SECTION 19.1 (RESIDENT RESPONSE CENTER TO CENTRALIZE THE PERMITTING OF ALL FESTIVALS, CARNIVALS, FAIRS, FLEA MARKETS AND OTHER PUBLIC EVENTS UNDER THE DIRECTOR OF CULTURAL AFFAIRS

Initiator

Department/Division	Office of the Mayor	Office of Cultural Affairs
Name/Title	Elizabeth Cain	Director
Phone/email	201-547-6921	ecain@cnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

The purpose of this Ordinance is to centralize the permitting process for all block parties, carnivals, circuses, festival/fairs, flea markets, and parades under the Office of Cultural Affairs.

I certify that all the facts presented herein are accurate.


Signature of Director

5/5/15
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.062

TITLE: 3.B MAY 13 2015 4.C MAY 27 2015

An ordinance amending Chapter 3 (Administration of Government), Section 19.1 (Resident Response Center) to centralize the permitting of all festivals, carnivals, fairs, flea markets and other public events under the Director of Cultural Affairs.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

AARON MORRILL
LAURA SKOLAR
DON SMARTT

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015
Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 27 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:

Steven M. Fulop, Mayor

Date MAY 29 2015

Date to Mayor MAY 28 2015

City Clerk File No. Ord. 15.063

Agenda No. 3.C 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.063

TITLE: ORDINANCE AMENDING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VIII (PERMIT PARKING) AMENDING SECTION 332-58 (PARKING RESTRICTIONS IN RESIDENTIAL ZONES) AND SECTION 332-67 (VIOLATIONS AND PENALTIES) OF THE JERSEY CITY MUNICIPAL CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

- A. The following amendments to Chapter 332 (Vehicles and Traffic) Article VIII (Permit Parking) are hereby adopted:

VEHICLES AND TRAFFIC ARTICLE VIII Permit Parking

§332-58. Parking Restrictions in Residential Zones.

- A. Through C. No Change.
- D. The Chief Executive Officer of the Jersey City Parking Authority (hereinafter "CEO") is hereby authorized to issue a parking permit upon written application therefor. Each such permit shall be designated by the CEO or his or her designee to state or reflect thereon the particular residential permit parking zone as well as the license number of the motor vehicle for which it is issued. No more than one (1) parking permit shall be issued to each motor vehicle for which application is made; The CEO is authorized to issue such rules and regulations not inconsistent with this chapter governing the manner in which persons shall qualify for permits.
- E. Parking permits shall be issued to motor vehicles only upon application by the following persons:
- (1) A legal resident of the residential permit parking zone who (a) has a motor vehicle registered in his/her name or available for his/her exclusive use and under his/her control; and (b) resides in a property in which no off-street parking is available to residents, whether the off-street parking is provided free of charge or is only offered for a separate fee or rent.
 - (2) A person who owns or leases commercial property and actively engages in business activity within a residential permit parking area or employee thereof (pay stubs shall be submitted for proof of employment). However, no more than one (1) parking permit may be issued for each employee for a motor vehicle registered to or under the control of such a person.
 - (3) A person who is a current student of an educational institution (proof of current registration required) located in the residential parking permit zone.
- F. Subsection (E)(1)(b) shall not apply to any resident, (a) who is 65 years of age or older, or (b) who held a permit before the effective date of the ordinance imposing the (E)(1)(b) restriction; (c) of property that is restricted to occupancy by low or moderate income persons within the meaning of the New Jersey Fair Housing Act, N.J.S.A. 55:27D-301 et seq.; or (d) who resides in a property classified as R-2 under the City's land use regulations.

ORDINANCE AMENDING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE VIII (PERMIT PARKING) AMENDING SECTION 332-58 (PARKING RESTRICTIONS IN RESIDENTIAL ZONES) AND SECTION 332-67 (VIOLATIONS AND PENALTIES) OF THE JERSEY CITY MUNICIPAL CODE

- G. To assure that both prospective residential tenants and purchasers of property, including condominiums, are aware of the residential parking permit conditions imposed hereunder, every landlord and every seller shall, ~~for or~~ at least ten (10) days before the date a lease is executed or a deed is conveyed, provide the prospective tenant or ~~buyer~~ prospective purchaser with a copy of Section 332-58. Every landlord or tenant shall file with the Director of the Parking Division an acknowledgement of the receipt of Section 332-58, signed by the prospective tenant or purchaser, no later than 30 days after execution. The acknowledgement shall be in a form to be provided by the Division of Parking and posted on the City's website.

H. Through N. No Change.

§332-59. Through §332-66. No Change.

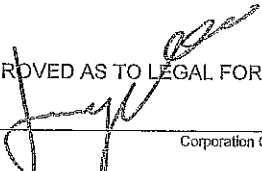
§332-67. Violations and Penalties.

- A. Through D. No Change.
- E. It shall be unlawful and a separate violation of this Article if any landlord or seller fails to timely file the acknowledgement required by Section G above with the Division of Parking for any unit offered for sale or rent. The maximum per unit fine shall apply.
- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in ~~brackets~~ are omitted.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

JM/he
5/4/15


APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: _____

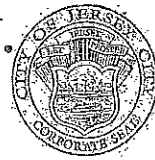
APPROVED: _____



Business Administrator

Certification Required ☐
Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.063
TITLE: 3.C MAY 13 2015 4.D MAY 27 2015

Ordinance amending Chapter 332 (Vehicles and Traffic)
Article VIII (Permit Parking) amending Section 332-58
(Parking Restrictions in Residential Zones) and Section
332-67 (Violations and Penalties) of the Jersey City
Municipal Code.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALGER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015
Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on MAY 27 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:

Steven M. Fulop, Mayor

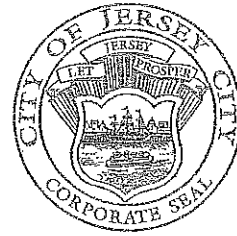
Date MAY 29 2015

Date to Mayor MAY 28 2015

City Clerk File No. Ord. 15.064

Agenda No. 3.D 1st Reading

Agenda No. 4.E. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.064

TITLE:

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following amendments and supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

Fixed Salaries
(Base without CPI)

Title

Police Chief

Effective to January 1, 2015 pursuant to the provisions of N.J.S.A. 40A:14-179 and N.J.S.A. 40:69A-60.7 the base salary of the Chief of Police is hereby set at One Hundred Seventy Three Thousand Four Hundred Fourteen Dollars (\$173,414.00) per year or the identical base salary as the Fire Chief, whichever is greater. Pursuant to N.J.S.A. 40A:14-179 the annual base salary shall be adjusted to ensure that his/her base salary remains higher than the highest base salary of the next ranking officer in command below the Chief of Police.

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: Words in [brackets] are omitted; New material is underlined.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

VS/dc
4/21/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

ORDINANCE FACT SHEET – FIXED SALARIES

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE

Project Manager

Department/Division	Business Administration	
Name/Title	Robert Kakoleski	Business Administrator
Phone/email	201-547-5147	RJKakoleski@jcnj.org

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

Fixed Salaries (Base without CPI) – Police Chief to set base salary at \$173,414.00. The purpose of this ordinance is to set parity so that the Police Chief's and Fire Chief's base salaries are the same. The Police Chief's salary is required to be set by ordinance pursuant to N.J.S.A. 40:69A-60-7 and N.J.S.A. 40A:14-179 requires that his/her salary remain higher than the highest base salary of the next ranking officer in command below the Chief of Police.

Cost (Identify all sources and amounts)

--

Contract term (include all proposed renewals)

--

Type of award

--

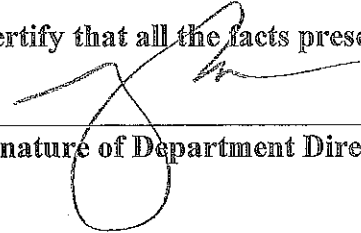
If "Other Exception", enter type

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Additional Information

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I certify that all the facts presented herein are accurate.


Signature of Department Director

5/19/15
Date

SMF/dc

cc: Steven M. Fulop, Mayor
Robert J. Kakoleski, Business Administrator
Jeremy Farrell, Corporation Counsel
James Shea, Director of Public Safety
Donna Mauer, Chief Financial Office
Nancy Ramos, Director of Human Resouces

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.064

TITLE: 3.D MAY 13 2015 4.E

MAY 27 2015

Ordinance amending and supplementing Chapter A351
(Executive Orders and Ordinances) of the Jersey City
Code. (Police Chief)

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015
Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on MAY 27 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:
Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:
Steven M. Fulop, Mayor

Date MAY 29 2015

Date to Mayor MAY 28 2015

City Clerk File No. Ord. 15.065

Agenda No. 3.E 1st Reading

Agenda No. 4.F 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.065

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT IN WARD A

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council adopted the Land Development Ordinance, Chapter 345 of the Code of the City of Jersey City, on April 11, 2001, (Ordinance No. 01-042), and several amendments since then; and

WHEREAS, the Jersey City Master Plan makes reference to houses on larger lots in the Greenville neighborhood; and

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

WHEREAS, the Planning Board at its meeting of April 21, 2015 did vote to recommend that the Municipal Council expand the "R-1A" zone; and

WHEREAS, the tax lots subject to this amendment are depicted on the attached maps entitled "Proposed R-1A Zone Expansion (Part 1)" and "Proposed R-1A Zone Expansion (Part 2);" and

WHEREAS, the maps were amended per recommendations made by the Planning Board at the April 21, 2015 meeting; and

WHEREAS, the Jersey City Master Plan recommends a larger lot size minimum where such larger lots exist in the city; and

WHEREAS, the amendments to the Land Development Ordinance are attached hereto and made a part hereof, and are available for public inspection at the Office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Land Development Ordinance, be and hereby is amended as per the attached document;

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Robert D. Cotter
Robert D. Cotter, FAICP, PP, Director
Division of City Planning

APPROVED AS TO LEGAL FORM

[Signature]
Corporation Counsel

APPROVED:

[Signature]
APPROVED:
Business Administrator

Certification Required ☐

Not Required ☐

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT IN WARD A

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to expand the R-1A One and Two Family Housing Zone similar to the existing R-1 with a larger lot size minimum, setbacks, lot width, and smaller building coverage and lot coverage, in order to protect the character of certain streets in the Greenville neighborhood where larger houses on large lots are common.

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE EXPANDING THE R-1A ZONING DISTRICT IN WARD A

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
	Matt Ward, AICP	Senior Planner
Phone/email	201-547-5010	bobbyc@jcnj.org / mward@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

This Ordinance will amend Article V of the Land Development Ordinance (Zoning Ordinance) to expand the R-1A One and Two Family Housing Zone similar to the existing R-1 with a larger lot size minimum, setbacks, lot width, and smaller building coverage and lot coverage, in order to protect the character of certain streets in the Greenville neighborhood where larger houses on large lots are common.

I certify that all the facts presented herein are accurate.


Signature of Department Director

4/24/15
Date

Department of Housing, Economic Development & Commerce
Division of City Planning



Memorandum

DATE: 4/24/2015

TO: COUNCIL PRESIDENT LAVARRO, MUNICIPAL COUNCIL

FROM: MATT WARD, SENIOR PLANNER

SUBJECT: ORDINANCE TO EXPAND R-1A ZONE IN WARD A

This ordinance will expand the R-1A zone district in Ward A along Kennedy Blvd, Fulton Street, Warner Avenue and Wade Street. The R-1A Zone limits the minimum lot width to 40 feet with the intent of promoting and preserving existing one and two family homes on large lots in Jersey City. The R-1A zone occurs throughout the City and further areas were identified and pending in Ward A from this zone change.

§ 345-40.1 R-1A One and Two Family Housing District.

A. Purpose.

The purpose of this district is to preserve the pattern, quality, and architectural individuality of the existing detached one- and two-family homes and to discourage subdivision and demolition. This district is similar to the R-1 zone except that it is intended to protect the character of streets where larger houses are typical and the predominant lot size is larger than the standard 25x100 lot size for Jersey City.

B. Permitted principal uses are as follows:

1. One family dwellings.
2. Dwellings with two dwelling units.

C. Uses incidental and accessory to the principal use, such as:

1. Private garages.
2. Off-street parking.
3. Fences and walls.
4. Home occupations.
5. Swimming pools.
6. Decks and patios.

E. Bulk Standards for One and Two Family Dwellings.

1. Minimum Lot Size: Four thousand (4,000) square feet.
2. Minimum Lot Width: Forty (40) feet.
3. Minimum Lot Depth: One hundred (100) feet.
4. Front Yard Setback: Predominant setback shall apply.
5. Side Yards: Minimum of five feet on both sides.
6. Minimum Rear Yard: Thirty (30) feet.
7. Maximum Building Height: three stories and thirty-five (35) feet;
8. Maximum Building Coverage: Fifty-five percent (55%).
9. Maximum Lot Coverage: Seventy-five percent (75%).
10. Maximum Accessory Building Height: Fifteen (15) feet.
11. Minimum Accessory Building Setbacks:
 - Rear Yard: Three (3) feet;
 - Side Yard: Two (2) feet.

F. Parking Standards for One and Two Family Dwellings.

1. Minimum required parking: one space per dwelling unit.
2. No parking shall be permitted between the building line and the street line. Garages are required to be located within the rear yard setback.
3. Maximum width of driveway: Ten (10) feet.



**ZONING MAP AMENDMENT
PROPOSED R-1A ZONE EXPANSION (Part 1)
FEBRUARY 25, 2015 (AMENDED 4/23/2015)**



CITY OF JERSEY CITY
DIVISION OF CITY PLANNING

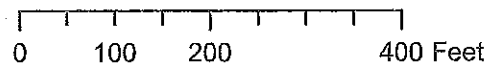
MAP NO.: 601

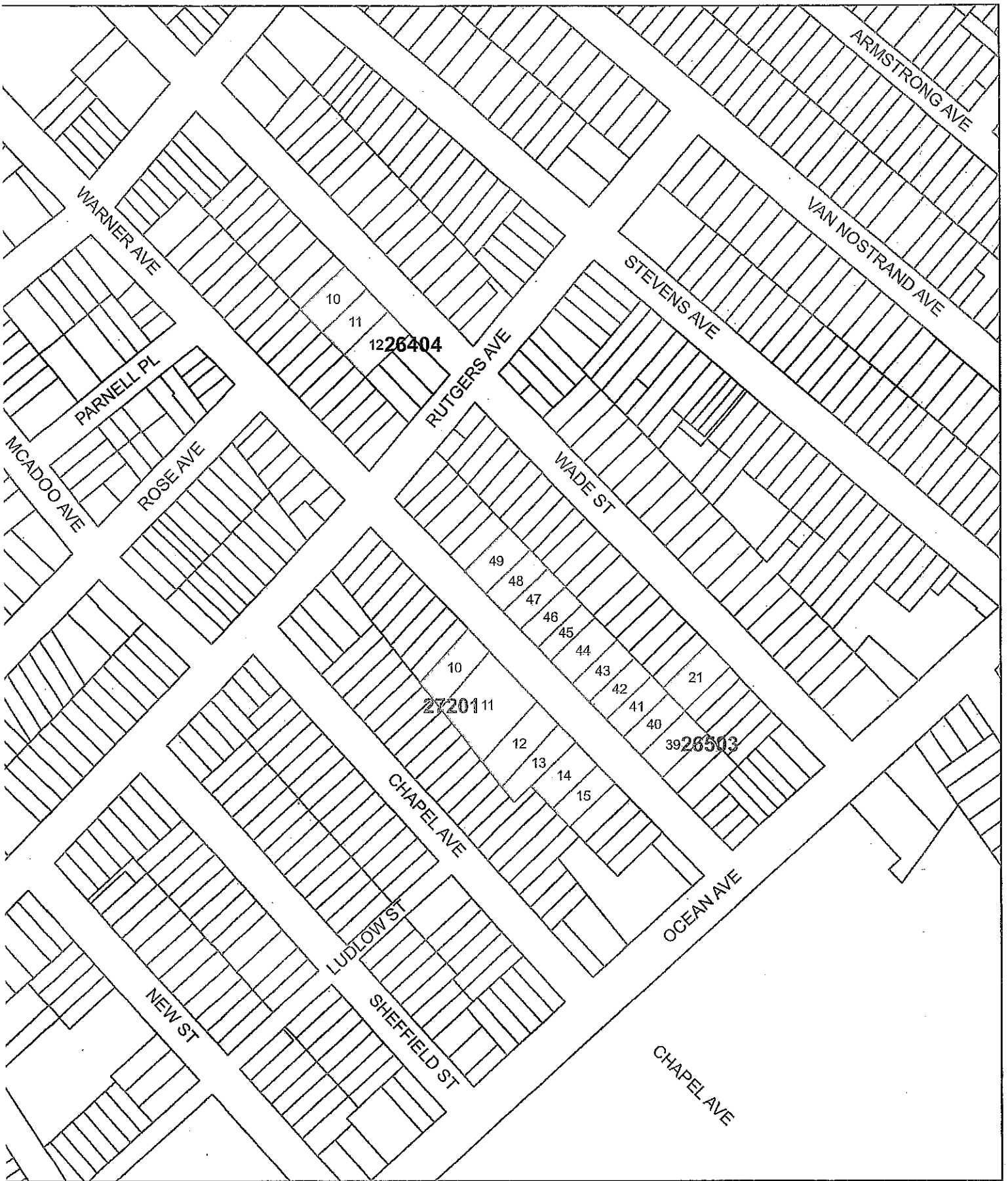
Legend

Proposed R-1A Additions



1 inch = 200 feet





**ZONING MAP AMENDMENT
PROPOSED R-1A ZONE EXPANSION (Part 2)
FEBRUARY 25, 2015**



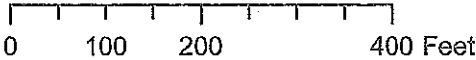
CITY OF JERSEY CITY
DIVISION OF CITY PLANNING

MAP NO.: 601

Legend
Proposed R-1A Additions



1 inch = 200 feet



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.065

TITLE: 3.B MAY 13 2015 4.F MAY 27 2015

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments to the Land Development
Ordinance expanding the R-1A Zoning District in Ward A.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>RAMCHAL</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015
Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 27 2015

Robert Byrne
Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr.

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:

Steven M. Fulop
Steven M. Fulop, Mayor

Date MAY 29 2015

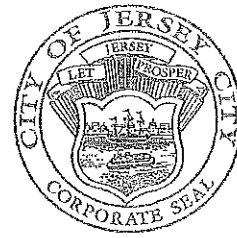
Date to Mayor MAY 28 2015

*Amendment(s):

City Clerk File No. Ord. 15.066

Agenda No. 3.F 1st Reading

Agenda No. 4.G. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.066

TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT PLAN TO MODIFY PERMITTED USES, HEIGHT, AND DENSITY, AS WELL AS CREATE AN AFFORDABLE HOUSING PROVISION IN TOD-W ZONE

WHEREAS, the Municipal Council of the City of Jersey City adopted the Morris Canal Redevelopment Plan in March of 1999, and amended the Plan numerous times subsequently, most recently on July 16, 2014; and

WHEREAS, the existing Plan's Transit Oriented Development – West (TOD-W) zone allows for 5 stories and 55 feet and a density of 110 units per acre; and

WHEREAS, there is a need citywide for more affordable housing; and

WHEREASE, because the community is experiencing growth and is located in close proximity to the Light Rail (HBLRT), it would be appropriate to increase the permitted height to 7 stories and 80 feet and the permitted density to 170 units per acre through the mechanism of an affordable housing bonus provision; and

WHEREAS, only those developers who agree to provide 5% affordable units or 3 units (whichever is greater) will be eligible for the height and density bonuses; and

WHEREAS, the Planning Board, at its meeting of April 21, 2015, determined that the Morris Canal Redevelopment Plan should be amended to revise the TOD-W Zone's permitted uses, density, and height with an affordable housing bonus; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Morris Canal Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Morris Canal Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

APPROVED AS TO LEGAL FORM

Certification Required ☐
Not Required ☐

Corporation Counsel

Robert D. Cotter, PP, FAICP
Robert D. Cotter, PP, FAICP
Director, Division of City Planning

APPROVED:

APPROVED:

Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE MORRIS CANAL REDEVELOPMENT PLAN TO MODIFY PERMITTED USES, HEIGHT, AND DENSITY, AS WELL AS CREATE AN AFFORDABLE HOUSING PROVISION IN TOD-W ZONE

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
Phone/email	201-547-5010	bobbyc@cnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)


Resolution Purpose

The proposed amendments revise the TOD-W zone to expand the list of permitted uses to include work/live space as well as retail, restaurants, and other amenities. The amendments also add an affordable housing bonus, increasing the permitted height from 5 stories and 55 feet to 7 stories and 80 feet and the density from 110 to 170 units per acre, in exchange for an affordable housing provision of 5% of units or 3 units, whichever is greater.

I certify that all the facts presented herein are accurate.


Signature of Division Director

4/22/15
Date


Signature of Department Director

4/24/15
Date

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: April 22, 2015

TO: Council President Lavarro, Anthony Cruz, Bob Cotter

FROM: Kristin J. Russell, PP, AICP

SUBJECT: Morris Canal Redevelopment Plan amendment

The amendments before you for the Morris Canal Redevelopment Area revise the TOD-W (Transit Oriented Development – West) subdistrict.

First, the list of permitted uses is expanded to include work/live spaces, retail, residential, and other amenities.

Second, a height and density bonus has been created. This bonus increases the permitted density from 110 units per acre to 170. This bonus also increases the permitted height from 5 stories and 55 feet to the lesser of 7 stories and 80 feet.

The increased density and height will only be available to developers who agree to provide 5% of the units as affordable, or 3 units total, whichever is greater.

The Planning Department believes that these changes are appropriate in light of the increasing popularity of the neighborhood and proximity to the Light Rail. TOD zoning already anticipates a more dense and urban environment as the area around the station develops, and this furthers that intent. And, tying this to affordable housing creates a win-win situation.

The community has been included in this amendment and are supportive.

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE MORRIS CANAL
REDEVELOPMENT PLAN TO MODIFY PERMITTED USES, HEIGHT, AND
DENSITY, AS WELL AS CREATE AN AFFORDABLE HOUSING PROVISION
IN TOD-W ZONE**

The proposed amendments revise the TOD-W zone to expand the list of permitted uses to include work/live space as well as retail, restaurants, and other amenities. The amendments also add an affordable housing bonus, increasing the permitted height from 5 stories and 55 feet to 7 stories and 80 feet and the density from 110 to 170 units per acre, in exchange for an affordable housing provision of 5% of units or 3 units, whichever is greater.

Morris Canal

Redevelopment Plan

(formerly known as the Garfield - Lafayette Redevelopment Plan)

As adopted by the Municipal Council of the City of Jersey City

March 1999

Amended February 27, 2002

Amended March 27, 2002

Amended July 26, 2002

Amended November 13, 2002

Amended August 11, 2004

Amended January 11, 2006

Amended October 16, 2006

Amended March 14, 2007

Amended May 28, 2008 – Ord. 08-060

Amended June 25, 2008 – Ord 08-084

Amended December 17, 2008 – Ord 08-169

Amended January 28, 2009 – Ord 09-006

Amended June 17, 2009 – Ord 09-071

Amended May 12, 2010 – Ord 10-064

Amended August 25, 2010 – Ord 10-104

Amended September 29, 2010 – Ord 10-115

Amended November 23, 2010 – Ord 10-156

Amended February 23, 2011 - Ord 11-024

Amended June 29, 2011 – Ord. 11-071

Amended June 27, 2012 – Ord. 12-083

Amended October 9, 2013 – Ord. 13-103

Amended March 12, 2014 – Ord. 14-024

Amended July 16, 2014 – Ord. 14-076

Proposed 4/14/15

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XI. Land Use Zones And Specific Land Use Provisions

A. Transit Oriented Development

The Transit Oriented Development District (TOD) shall generally encompass the eastern portion of the Morris Canal Redevelopment Area in the vicinity of the Hudson Bergen Light Rail Transit (HBLRT) station and adjacent to the RTC Rail Transportation Corridor District. The TOD shall be further sub-divided into four (4) sub-districts: 1. Transit Village, 2. TOD South, 3. TOD North, and 4. TOD West (See Map B).

The purpose of this district is to provide for higher density mid-rise development and lower parking standards in proximity to the HBLRT station in order to take advantage of the mass transit opportunities afforded by the Hudson Bergen Light Rail and local bus routes.

1. Transit Village: no change
2. TOD-South: no change
3. TOD-West: The TOD West district is located just west of the Transit Village district between Communipaw and Johnston Avenues. It is comprised of existing industrial structures as well as parcels that consist of completely vacant land and a blocks that are partially vacant and partially underutilized. Several properties within this subzone are eligible for Adaptive Reuse Overlay Zone regulations (See §M).
 - a. Block 15802, Lots 24 & 26 - This parcel contains a former industrial structure that is currently under renovation and redevelopment pursuant to the requirements of the Adaptive Reuse Overlay Zone "D". Therefore, redevelopment of this property will continue to be governed by the requirements and standards of the Adaptive Reuse Overlay Zone.
 - b. Block 19004 Lots 36, 37, 1, 2, 3, 4 and 5, & Block 15802 Lot 37
 - i. Permitted Principal Use –
 - Multi-family Residential
 - ***Work/Live Units***
 - ***Work/Live Artist Studios***
 - Public Utilities, except that natural gas transmission lines shall be prohibited

The following uses shall only be permitted on the ground floor as part of a mixed-use building.

 - ***Retail sales of goods and services***
 - ***Restaurants (Category One & Two)***
 - ***Artist Work-Only Studios***
 - ***Child Care Centers***
 - ii. Accessory Uses
 - Off-street parking, only within the principal structure
 - ***Home Occupations***

- Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
- iii. Maximum Height
 - The maximum height shall be 5 stories and 55 feet.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
 - iv. Maximum Density – 110 dwelling units per acre.
 - v. Streetfront Setbacks – Buildings must be setback at least five (5) feet from any street line in order to provide a landscaped front yard between the building and the sidewalk area. ***In the alternative, a raised platform may be provided as appropriate to accommodate current flood elevation regulations, but shall be designed in a contextual industrial loading dock type configuration.*** Bay windows on upper level residential floors may partially extend into this setback area in order to provide architectural interest and character.
 - vi. Side Setback – Zero (note where only one interior lot line exists i.e. where a property has frontage on three streets), that lot line shall be considered a rear lot line. On corner lots, the lot line opposite the front lot line shall be the rear lot line and the other interior lot line shall be the side lot line.
 - vii. Rear Setback – The setback from any interior lot line shall be 15 feet.
The first floor setback may be reduced to 5' when necessary in order to accommodate an enclosed parking garage with rooftop amenity space. Parking may extend into the required yard area provided that the floor of the parking level is located at least three feet below grade and the parking is enclosed within the principal structure or extension thereof. The roof of the parking portion of the structure may be no more than ten (10) feet above grade and shall be designed and/or landscaped for use as an outdoor terrace area.
 - viii. ***Bonus provision – Maximum height and/or density may be increased as follows in exchange for the construction of moderate income affordable housing. The developer shall dedicate five percent (5%) of the total market rate residential units constructed, or three (3) units, whichever is greater, as moderate income affordable in order to qualify for these bonus provisions.***
 1. Maximum Height
 - ***The maximum height may be increased to the lesser of 7 stories or 80 feet. (Each residential floor shall still have a minimum height of nine (9) feet from floor to ceiling.)***
 2. Maximum Density
 - ***The maximum density may be increased to 170 dwelling units per acre.***

c. Block 15802 & 19003

i. Permitted Principal Use –

- Multi-family Residential
- Retail sales of goods and services and Restaurants (Category One & Two) only along the Johnston Avenue frontage, and as part of a mixed use building
- Child care centers
- Public Utilities, except that natural gas transmission lines shall be prohibited
- Mixed use of the above

ii. Accessory Uses

- Off-street parking, only within the principal structure.
- Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.

iii. Maximum Height

- Block 15802 - Along Johnston Avenue for a depth of 100 feet, the maximum height shall be 14 stories and 150 feet.
- Block 19003 – Along Johnston Avenue for a depth of 100 feet, the maximum height shall be 8 stories and 90 feet.
- Along Maple Street for a depth of 100 feet, the maximum height shall be 8 stories and 90 feet.
- Along Garabrant Street, the maximum height shall be 6 stories and 65 feet. In addition, a 7th floor penthouse may be constructed provided that it is setback at least five (5) feet from the front façade.
- Along Monitor Street, the maximum height shall be 5 stories and 55 feet. In addition, a 6th floor penthouse may be constructed provided that it is setback at least five (5) feet from the front façade.
- Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.

iv. Maximum Density – 125 dwelling units per acre, inclusive of the vacated portions of Garabrant and Maple Streets.

v. Required Front Setbacks – All first floor residential portions of the building must be setback at least five (5) feet from the property line in order to provide a landscaped area / front yard between the building and the sidewalk area. Commercial frontages may adjoin the sidewalk line. Upper level residential floors may partially extend into the setback area and over the commercial areas in an articulated fashion in order to provide architectural interest and character.

vi. Required Rear Setbacks – The rear wall of any residential portion of the building may not be located any further than seventy-five (75) feet from the front property line parallel to and nearest to said rear wall. The distance between any two rear walls parallel to, or nearly parallel to each other shall not be less than fifty (50) feet.

vii. Required Building Stepbacks – Buildings fronting on Maple Street and Johnston Avenue shall provide a stepback of at least five (5)

feet from the front property line at a height between twenty (20) and fifty (50) feet. Additional stepbacks near the buildings top are also required in order to provide architectural interest.

- viii. Additional Design Standards – Buildings constructed in this area may incorporate contemporary materials and design features, such as glass and metal panels in order to provide architectural interest. All parking use areas shall be ringed with active use areas such as residential or commercial and shall be covered by a roof deck. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.

d. Parking Requirements:

- i. Residential – Max of 1.0 auto parking space per unit, and ~~Minimum of 1.0 bicycle space per bedroom~~ ***bicycle parking per the LDO.***
- ii. Commercial – Max of 2.5 auto parking spaces per 1,000 sq. ft.

e. Street Circulation Improvements:

- i. Garabrant Street shall be re-opened in its original location, or reconstructed to the east of and parallel to its original alignment and shall have a R.O.W. width of at least 60 feet.
- ii. Maple Street shall be re-opened and extended to the Transit Village district and shall have a R.O.W. width of at least 60 feet.
- iii. All existing streets shall remain open to the public.
- iv. Additional streets, alleys, or other rights-of-way may be constructed in order to create an urban grid street pattern consistent with “New Urbanism” planning principals.
- v. The locations of all new streets, alleys and rights-of-way shall be subject to review and approval by the Jersey City Planning Board and the appropriate departments, divisions and agencies of the City of Jersey City.
- vi. All new streets, alleys and rights-of-way shall be constructed to applicable Municipal and State standards and the standards of this Plan.

- 4. TOD-North: The TOD North District is located north of, and has frontage on Johnston Avenue. There are two portions of this district with frontage on Garabrant Street, Monitor Street, Pine Street and Whiton Street; and adjoins the Rail Transportation Corridor district on the north and east. It is comprised of existing industrial structures as well as parcels that consist of completely vacant land and blocks that are partially vacant and partially underutilized. Therefore the development regulations of this district have been established on a parcel or block basis.

a. Blocks 17505 & 17504

- i. Permitted Principal Use –
 - Multi-family Residential

- Retail sales of goods and services and Restaurants (Category One & Two) only along the Johnston Avenue frontage and as part of a mixed use building
 - Child care centers
 - Public Utilities, except that natural gas transmission lines shall be prohibited
 - Mixed use of the above
- ii. Accessory Uses
 - Off-street parking, within the principal structure and as surface parking at the rear of the building with appropriate landscaping; including shade trees.
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
 - iii. Minimum Lot Size – 10,000 square feet. (Note: All parcels of less than 10,000 square feet shall be governed by the requirements of the Residential District of the Morris Canal Redevelopment Plan).
 - iv. Maximum Height
 - The maximum height shall be 8 stories and 85 feet.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
 - v. Intensity of Development – The size and scale of all buildings on these blocks shall be regulated by the bulk standards herein and further provided that the floor area ratio of any building shall not exceed 6.0 on block 17504 and 5.5 on block 17505.
 - vi. Required Front Setbacks – Minimum five feet (5). Bay windows on upper level residential floors may partially extend into the front setback area a maximum of 2 feet in order to provide architectural interest and character.
 - vii. Side Yard Setback- Minimum zero feet (0).
 - viii. Rear Yard Setback- Twenty-five Feet (25) for Residential Floors; and Zero Feet (0) for the parking level. The roof of the parking level may be no more than ten (10) feet above grade and shall be designed and landscaped for use as an outdoor terrace area.
 - ix. Additional Design Standards – Buildings constructed in this area may incorporate contemporary materials and design features such as glass and metal panels in order to provide architectural interest. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.
- b. Block 17503 – This Block contains a former industrial structure that has received site plan approval to begin redevelopment pursuant to the requirements of the Adaptive Reuse Overlay Zone “A”. Therefore, redevelopment of this property will continue to be governed by the requirements and standards of Adaptive Reuse Overlay Zone “A”.
 - c. Block 15801 - Lots 49 & 50 shall be governed by the following regulations.

- i. Permitted Principal Use –
 - Multi-family Residential
 - Retail sales of goods and services and Restaurants (Category one & Two) as part of a multi-story building.
 - Independent Living, limited to age restricted and/or special needs restricted housing
 - Assisted Living Facilities, whether licensed or unlicensed by the State of New Jersey
 - Adult Day Care
 - Child Care as part of a multi-story building
 - Public Utilities, except that natural gas transmission lines shall be prohibited
 - Mixed Uses of the above
- ii. Accessory Uses
 - Off-street parking, only within the principal structure
 - Health club, meeting & recreation rooms, and other similar facilities; which may also be open to the community.
- iii. Maximum Height - 175 feet, consisting of not more than a three (3) level building base containing off-street parking, lobby area and retail space; not more than thirteen (13) stories of residential dwelling units. Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling. When an automated mechanical parking system is utilized, the number of parking levels within the base may be increased, provided that the height of the base maintains its three (3) story appearance.
- iv. Maximum Density – 290 dwelling units per acre for multi-family residential
- v. Required Setbacks – None for the three (3) level base of the building.
- vi. Required Building Stepbacks – The residential portion of the building above the base shall be setback at least ten (10) feet from the western side property line. The residential portion of the building above the base shall be setback at least fifteen (15) feet from the rear property line running along the railroad right-of-way, except that vertical circulation (i.e. fire stairs, elevator cores, etc.) may be built within this stepback area. The front façade may be built to the front property line.
- vii. Additional Design Standards – The design of any building in this area may incorporate more contemporary materials and design features. However, materials used in the base of the building and in that portion of the building in closer proximity to the existing townhouses to the west shall consist primarily of masonry. The design of the building shall incorporate visual cues, material changes and/or stepbacks in order to provide an architectural transition from the existing townhouse structures to the higher rise residential structure permitted in this sub-district.
- viii. Special Parking Requirements for Independent and Assisted Living Facilities – Evidence in the form of testimony and a parking study shall be presented to the Planning Board as part of site plan

approval that the parking arrangements proposed will be adequate to service the needs of the intended uses and provide safe and adequate off-street vehicular access for all users of the facility.

d. Blocks 17502

- i. Permitted Principal Use –
 - Multi-family Residential
 - Public Utilities, except that natural gas transmission lines shall be prohibited
- ii. Accessory Uses
 - Off-street parking, both within the principal structure and as surface parking behind the building and adjacent to the railroad right-of-way, with appropriate landscaping; including shade trees.
 - Resident amenity areas such as gymnasium and exercise rooms, meeting rooms, indoor and outdoor recreation areas, etc.
- iii. Maximum Height
 - The maximum height shall be 8 stories and 85 feet.
 - Each residential floor shall have a minimum height of nine (9) feet from floor to ceiling.
- iv. Intensity of Development – The size and scale of buildings on this blocks shall be regulated by the bulk standards herein and further provided that the floor area ratio of any building shall not exceed 5.0.
- v. Minimum Lot Area – Entire Block.
- vi. Required Front Setbacks – Minimum 5 feet. Bay windows on upper level residential floors may partially extend into the yard area a maximum of 2 feet in order to provide architectural interest.
- vii. Side Yard Setback- Minimum zero feet (0).
- viii. Rear Yard Setback- Twenty-five Feet (25) for Residential Floors; and Zero Feet (0) for the parking level. The roof of the parking level may be no more than ten (10) feet above grade and shall be designed and landscaped for use as an outdoor terrace area.
- ix. Additional Design Standards – Buildings constructed in this area may incorporate more contemporary materials and design features such as glass and metal panels in order to provide architectural interest. The roof deck over parking areas shall be landscaped and designed for use as an outdoor amenity space.

e. Parking Requirements:

- i. Residential – Max of 1.0 auto parking space per unit, and *bicycle parking per LDO* ~~Minimum of 1.0 bicycle space per bedroom.~~
- ii. Commercial – Max of 2.5 auto parking spaces per 1,000 sq. ft.

f. Street Circulation Improvements:

- i. All existing streets shall remain open to the public, except that the “stub” ends of Whiton Street and Pine Street located north of Ash Street may be vacated and incorporated into adjacent properties.
- ii. Additional streets, alleys, or other rights-of-way may be constructed in order to create an urban grid street pattern consistent with “New Urbanism” planning principals.
- iii. The locations of all new streets, alleys and rights-of-way shall be subject to review and approval by the Jersey City Planning Board and the appropriate departments, divisions and agencies of the City of Jersey City.
- iv. All new streets, alleys and rights-of-way shall be constructed to applicable Municipal and State standards and the standards of this Plan.

L. BERRY LANE PARK ZONE

This district shall encompass lands at and near the foot of Woodward Street, as depicted in the Zoning Map (Map B).

Purpose: To encourage a more dense pattern of development where housing is within proximity to public park space and a Hudson Bergen Light Rail station.

Properties within the Berry Lane Park Overlay Zone are eligible for a density bonus if the developer has been formally designated by the JCRA and if a publically dedicated street is constructed in accordance with City standards, inspected and accepted by the Municipal Engineers, and in the location outlined below.

At a point 98 feet south of the northwest corner of Block 19901 Lot 7 along Woodward Street, a new public right of way shall be created. The right-of-way shall be 50 feet in width, with a 34 foot wide cartway, 8' wide sidewalks, and a maximum inside curb radius of R10 at the corner. This new street shall connect existing Woodward Street and existing Van Horne Street. All improvements as required by the Division of Engineering shall be made by the developer in order to be eligible for the density bonus.

Moreover, no certificates of occupancy shall be granted for any buildings developed until the new street has been built, inspected, dedicated to the City, and approved by the Municipal Engineers.

1. Berry Lane Park Overlay – North

This overlay zone encompasses property north of the new through-street connecting Woodward and Van Horne Streets. The following standards are applicable only if the street, as described above, is provided and all zoning standards are met. If the street is not provided as required and/or zoning standards are not met, the property is subject to Residential (R) zoning.

- a. Permitted Principal Use
 - i. One- and two-family homes
 - ii. Three-family homes
- b. Accessory use

- i. Off-street parking
- ii. *Restaurant, Category Two*

c. Zoning standards

- i. Minimum lot area: 2,450 square feet
- ii. Minimum lot width: twenty-four and one-half (24.5) feet
- iii. Minimum lot depth: one hundred (100) feet
- iv. Minimum Front Yard Setback: 5 (five) feet
- v. Minimum Side Yards: 0 feet
- vi. Minimum Rear Yards: 30 (thirty) feet
- vii. Maximum building coverage: sixty five percent (65%)
- viii. Maximum lot coverage: eighty-five percent (85%)
- ix. Maximum building height: 3 stories
- x. All new development shall provide a landscaped area across at least 20 % of the front yard.
- xi. Front yard parking is prohibited throughout the district.
- xii. A twelve foot (12') wide easement shall be provided along the rear property line between homes facing Van Horne and Woodward Streets, utilizing six feet of depth from the rear of each property. This easement shall be accessed from the new through-street and shall provide parking access to each unit. Front-facing garages are prohibited.
- xiii. Parking: Two garaged and one rear-yard parking space are required.

d. Design standards

- i. Please refer to the design standards in the Section VII for design standards for this district.

2. Berry Lane Park – South

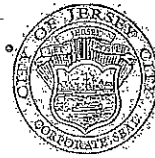
This overlay zone encompasses property south of the new through-street connecting Woodward and Van Horne Streets and adjacent to the railroad. The following standards are applicable only if the street, as described above, is provided and all zoning and design standards are met. If the street is not provided as required and/or zoning standards are not met, the property is subject to Residential (R) zoning.

On this parcel, a maximum of two separate apartment buildings shall be permitted, which shall be developed by a common owner/developer. This may be accomplished by subdividing the lot into two separate lots with parking and access easements, or by having two buildings on a single lot. Coverage standards shall be calculated for the lot as a whole.

- a. Permitted Principal Use
 - i. Multi-family apartment buildings
- b. Accessory use
 - i. Off-street parking
- c. Zoning standards
 - i. Minimum Front Yard Setback: 5 feet at ground floor, 0 feet starting 15 feet above grade.
 - ii. Side Yards: 0 (zero) feet

- iii. Minimum Rear Yards: 0 feet (zero) feet on the ground floor, 10 feet above.
 - iv. Maximum building coverage: 70 (seventy) percent
 - v. Maximum lot coverage: 80 (eighty) percent
 - vi. Maximum building height: 4 stories
 - vii. Minimum Parking: 0.75 vehicle space per unit; *bicycle parking per LDO 9-5*
bicycle-spaces per unit
 - viii. Minimum Floor-to-ceiling height: 9 feet
- d. Design standards
- i. Please refer to the design standards in the Section VII for design standards for this district, which shall be modified by what is listed below.
 - ii. If a ground floor garage is developed, garage shall have two points of entry, one driveway from the new through street with a garage entry on the side, and the other from a driveway extending from the northern portion of vacated Woodward Street, again with entry on the side of the building.
 - iii. Main pedestrian and resident access to the building(s) must be provided from a lobby area with frontage along the new street.
 - iv. If a ground floor garage is developed, garage levels shall be screened so as not to give the apparent perception of garage space from all street Rights-of-Ways and from all adjacent property lines. Examples of various acceptable screening and façade treatment techniques which can be utilized include the following:
 - Artificial windows of the punched out style utilizing glass or decorative grillwork or a combination of same.
 - Artificial building façade wrapping around the exterior of the garage.
 - Extension of the ground floor or second floor window design to upper floors without the glass, but utilizing the same detailing, design, and window frame color.
 - The addition of cornices, lintels, quoins, and other decorative detailing in addition to all the other façade designs.
 - Emphasis of a vertical exterior façade pattern instead of the horizontal
 - v. The building corner closet to the intersection of Woodward Street and the new street shall be camphered to provide an attractive terminated vista at the end of Woodward Street. Campher is required on all upper floors, optional on the ground floor.
 - vi. Bike rooms must be provided

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.066

TITLE: 3.F MAY 13 2015 4.G MAY 27 2015

Ordinance of the Municipal Council of the City of Jersey City
adopting amendments to the Morris Canal Redevelopment Plan
to modify permitted uses, height and density, as well as create
an affordable housing provision in Transit Oriented
Development - West (TOD-W) Zone.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H. <u>8-0</u>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015

Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on MAY 27 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:

Steven W. Fulop, Mayor

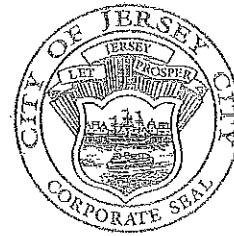
Date MAY 29 2015

Date to Mayor MAY 28 2015

City Clerk File No. Ord. 15.067

Agenda No. 3.G 1st Reading

Agenda No. 4.H. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.067

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE TIDEWATER BASIN REDEVELOPMENT PLAN TO
ALLOW MEDICAL OFFICES**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Tidewater Basin Redevelopment Plan in November of 1999, and amended the Plan numerous times subsequently, most recently on January 14, 2015; and

WHEREAS, the Waterfront District of the Area allows for mixed use buildings, but the list of permitted uses does not include medical offices; and

WHEREAS, there is a desire to locate a medical office in the neighborhood, and there are no expected negative impacts of this use; and

WHEREAS, amendments have been prepared to allow medical offices of up to 1,500 square feet on the ground floor of mixed use buildings on corner lots; and

WHEREAS, the Planning Board, at its meeting of April 21, 2015, determined that the Tidewater Basin Redevelopment Plan should be amended to allow medical offices in the Waterfront District; and

WHEREAS, a copy of the Planning Board's recommended amendments to the Tidewater Basin Redevelopment Plan is attached hereto, and made a part hereof, and is available for public inspection at the office of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the aforementioned amendments to the Tidewater Basin Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Robert D. Gotter, PP, FAICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

Corporation Counsel

APPROVED: 

Business Administrator

Certification Required ☐

Not Required ☐

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE TIDEWATER BASIN REDEVELOPMENT PLAN TO ALLOW MEDICAL OFFICES

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, AICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org


Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)


Resolution Purpose

The proposed amendments modify the uses permitted in the Waterfront District of the Tidewater Basin Redevelopment Plan to allow Medical Offices of up to 1,500 square feet on corner lots.

I certify that all the facts presented herein are accurate.


Signature of Division Director


Date


Signature of Department Director


Date

Department of Housing, Economic Development & Commerce
Division of City Planning



Inter-Office Memorandum

DATE: April 22, 2015
TO: Council President Lavarro, Anthony Cruz, Bob Cotter
FROM: Kristin J. Russell, PP, AICP
SUBJECT: Tidewater Basin Redevelopment Plan amendment

The proposed amendments to the Tidewater Basin Redevelopment Plan modify the permitted uses in the Waterfront District to include "medical office." Presently the permitted ground floor uses include retail sales, restaurants, and offices. However, because "medical office" is considered a different category than "office" it is not permitted.

This amendment will allow medical offices of up to 1,500 square feet (generally limiting it to a single practitioner rather than a large practice) on corner lots in the Waterfront District. No negative impacts are expected.

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE TIDEWATER BASIN
REDEVELOPMENT PLAN TO ALLOW MEDICAL OFFICES**

The proposed amendments modify the uses permitted in the Waterfront District of the Tidewater Basin Redevelopment Plan to allow Medical Offices of up to 1,500 square feet on corner lots.

TIDEWATER BASIN REDEVELOPMENT PLAN

November 10, 1999

Amended June 27, 2007: Ord. 07-109

Amended Sept 9, 2009: Ord. 09-092

Amended March 24, 2010: Ord. 10-036

Amended April 28, 2010: Ord. 10-053

Block & Lot Updates: October 25, 2012

Amended October 8, 2014: Ord. 14-120

Amended January 14, 2015: Ord. 14-173

Proposed 4/22/15

**CITY OF JERSEY CITY
DIVISION OF CITY PLANNING**

A. Waterfront District

1. This district lies between Warren Street and the extension of Van Vorst Street and runs from Morris Street to the Tidewater Basin. A significant portion of this district is located on the water's edge, where a marina is permitted and encouraged to be developed as part of a larger, predominantly residential development. The Hudson River Waterfront Walkway is required for all development located on property that abuts the water's edge. The minimum standards of the New Jersey Department of Environmental Protection (DEP) for the Hudson River Waterfront Walkway are adopted herein by reference, and are considered to be a part of this Redevelopment Plan.
2. Permitted Uses
 - a. Residential
 - b. mixed-uses consisting of residential uses mixed with retail sales and services, including child day care, restaurants, ~~and~~ offices, **and medical offices.**
 - i. ***Medical Offices are limited to corner lots and may not to exceed 1,500 square feet of floor area.***
 - c. marina and related uses on the underwater parcels.
3. Accessory uses
 - a. off-street parking
 - b. recreation areas
 - c. **child** day care facilities
 - d. access to the marina
4. Maximum Heights
 - a. Heights shall not exceed six stories and 75 feet on Blocks 15901 and 14205.
 - b. Heights shall not exceed four stories and 50 feet on Block 14204. However, a height bonus of up to an additional 30 feet and three stories, for a maximum height of 80 feet and seven stories, may be permitted where the Planning Board approves a community benefit parking plan ("Community Benefit Parking Plan") and enters into an agreement with a developer outlining such Community Benefit Parking Plan ("Developer's Agreement"), providing for the development of accessory off-street parking on the site. Any such approved Community Benefit Parking Plan and Developer's Agreement must comply with the Parking Standards and Requirements set forth in Section VI herein, with the exception that a 10% additional number of spaces for guest and staff parking, referenced in Section VI(1), shall not be required. Any approved Community Benefit Parking Plan and Developer's Agreement must require that additional parking of at least 50 parking spaces above the minimum parking standard shall be provided and made available to residents of the Tidewater Basin Redevelopment Plan Area, which shall not include residents of the proposed development. The Community Benefit Parking Plan and Developer's Agreement may permit valet parking.
5. Setbacks
 - a. Development containing commercial space on the ground floor may locate up to the property line for the length of the entire development. Development with 100% ground floor residential must set back a minimum of 5 feet from the front property line. Residential buildings fronting on the required waterfront walkway shall set back a least ten feet from the walkway easement, which setback area may be landscaped and fenced. All facades facing onto the waterfront walkway shall be designed to appear as front entrances and not back yards.
6. Densities

- a. 75 dwelling units per acre for developments that are 100 percent residential. Mixed use projects shall have their residential density reduced by the number of units that could have been built in the commercial space given the average square footage of a residential unit within the development not including any common areas. However, a density bonus of up to an additional 100 units per acre, for a maximum density of 175 units per acre, may be permitted where the following is achieved:
 - 1) The Planning Board approves a Community Benefit Parking Plan and enters into a Developer's Agreement, consistent with the requirements of Section VII C 4(b) above.
 - 2) The developer incorporates within the development at least one "green" building component, which shall consist of the installation of a solar panel array covering a minimum of 10% of the roof area above the highest residential floor or 5% of the footprint of any proposed building, whichever is greater, for the purpose of converting sunlight into useable electricity
 - 3) The developer agrees that through-the-wall heat pumps will not be installed within any first or second floor residential units that front on a public street.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.067

TITLE: 3. G MAY 13 2015 4.H MAY 27 2015

Ordinance of the Municipal Council of the City of Jersey
City adopting amendments to the Tidewater Basin
Redevelopment Plan to allow medical offices.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015
Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on MAY 27 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

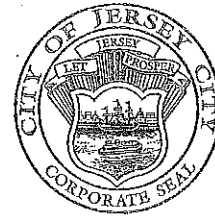
APPROVED:

Steven M. Fulop, Mayor

Date MAY 29 2015

Date to Mayor MAY 28 2015

**ORDINANCE
OF
JERSEY CITY, N.J.**



COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE Ord. 15.068

TITLE:

**AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE BAYFRONT I REDEVELOPMENT AREA TO
THE JERSEY CITY REDEVELOPMENT AGENCY**

WHEREAS, the City of Jersey City is the owner of a certain parcel of real property known and designated as:

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
24601	12	Kellogg Street

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lot in the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Bayfront I Study Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted, by Ordinance No. 08-025 at its meeting of March 12, 2008, the Bayfront I Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Bayfront I Redevelopment Plan Area; and

WHEREAS, it has been determined that the Property is not needed for any municipal public purpose or use; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Bayfront I Redevelopment Area to effectuate the redevelopment and revitalization of the Bayfront I Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Bayfront I Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
24601	12	Kellogg Street

to the Jersey City Redevelopment Agency is hereby authorized for purpose of implementing the Bayfront I Redevelopment plan.

2. That the Mayor or Business Administrator are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency.
 - A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.
 - B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This Ordinance shall take effect at the time and in the manner as provided by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED: _____

APPROVED: _____
Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE BAYFRONT I REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

Initiator

Department/Division	Jersey City Redevelopment Agency	
Name/Title	David P. Donnelly	Executive Director
Phone/email	201-761-0819	DonnellyD@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

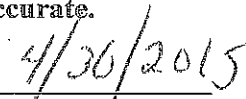
Resolution Purpose

This small parcel of land, located within the boundaries of the Bayfront I Redevelopment Area is needed to complete site assemblage and is to be incorporated into the Bayfront I project. In order to do this, title is to be conveyed by the City to JCRA and then by JCRA to Bayfront Redevelopment LLC. For informational purposes, this property is part of the joint venture deal between the City, JCRA and Bayfront Redevelopment LLC (Honeywell).

I certify that all the facts presented herein are accurate.



Signature of Department Director



Date



INTER-OFFICE MEMORANDUM

TO: Jeremy Farrell, Corporation Counsel
Annemarie Miller, Real Estate Manager

FROM: David P. Donnelly, Executive Director *DPD*

DATE: April 30, 2015

SUBJECT: Block 24601, Lot 12
Bayfront I Redevelopment Area

On May 12, 2008 the JCRA and Bayfront Redevelopment LLC (Honeywell) entered into a Redevelopment Agreement for construction of a mixed use project in the Bayfront I Redevelopment Area. The above mentioned property is part of this project. At the time of transfer of City owned properties located on Route 440, this lot was not included. We would now like to request the City to transfer said lot to the Agency. In that regard, we have prepared a Transfer Ordinance along with the appropriate Fact Sheet for your review and approval. If all is in order would you kindly include same on the next City Council Agenda.

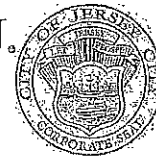
Once title is transferred to JCRA we will transfer same to Bayfront Redevelopment LLC. Thank you for your assistance with this matter. Any questions, please feel free to contact me.

/mpn

c: Council President Lavarro, Jr.
Councilwoman Coleman

attachment

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.068

TITLE: 3.H MAY 13 2015 4.1 MAY 27 2015

An ordinance authorizing the transfer of city owned property within the Bayfront 1 Redevelopment Area to the Jersey City Redevelopment Agency. (Kellogg Street)

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015
 Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 27 2015

Robert Byrne
 Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:

Steven M. Fulop, Mayor

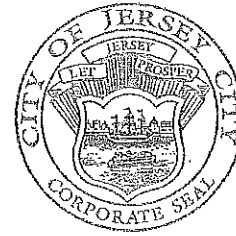
Date MAY 29 2015

Date to Mayor MAY 28 2015

City Clerk File No. Ord. 15.069

Agenda No. 3.1 1st Reading

Agenda No. 4.1 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.069

**TITLE: ORDINANCE AUTHORIZING A FIFTH AMENDMENT TO THE CITY'S LEASE
WITH JOURNAL SQUARE PLAZA URBAN RENEWAL ASSOCIATES FOR ONE
JOURNAL SQUARE PLAZA, BLOCK 586.5, LOT PLOT B TO AMEND THE TERM
AND SQUARE FOOTAGE OF SPACE.**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City (City) needs office space for various Departments; and

WHEREAS, N.J.S.A. 40A:12-5 provides that a municipality may by ordinance authorize a lease of real property if it determines it is needed for municipal purposes; and

WHEREAS, Journal Square Plaza Urban Renewal Associates is the owner of Block 586.5, Lot Plot B, more commonly known by the street address as One Journal Square Plaza (property); and

WHEREAS, by the adoption of Ordinance 05-015, the City approved a lease with Journal Square Plaza Urban Renewal Associates (Landlord) for ten (10) years for approximately 28,202 square feet of space at the Property, consisting of the entire 2nd and 3rd floors of the Property; and

WHEREAS, the lease expires on May 31, 2015; and

WHEREAS, the rent for the space was \$21.25 per square foot or \$599,292.50 per year for the last five (5) years of the term of the lease; and

WHEREAS, by the adoption of Ordinance 06-008 the parties amended the lease, effective March 1, 2006, and increased the Premises by 3,200 square feet, located on the 4th floor; and

WHEREAS, by the adoption of Ordinance 12-076, the parties amended the lease, effective June 1, 2012, to add the remainder of the 4th floor, which increases the total leased premises consisting of all of the 2nd, 3rd and 4th floors of property to 42,326 square feet; and

WHEREAS, the total annual rent for the entire 42,326 square feet, shall be \$787,456.50 each year and;

WHEREAS, Ordinance 12-124, adopted on October 10, 2012 a third amendment to amend the lease to include as additional rent the construction costs of improvements to be performed by the Landlord; and

WHEREAS, by adoption of Ordinance 13-106 the parties amended the lease to include the Architecture fees; and

WHEREAS, the 3rd floor consisting of 14,101 sq. ft. has offices for the Divisions of Information Technology, Accounts & Control, Treasury, Pension and Payroll with a term from June 1, 2015 through October 31, 2015; and

WHEREAS, the 4th floor consisting of 14,101 sq. ft. has the Police Headquarters with a term from June 1, 2015 to May 31, 2016 with the City's right to terminate said Extended Term upon ninety (90) days prior written notice to Landlord; and

WHEREAS, Journal Square Plaza Urban Renewal Associates is willing to extend the term of the Lease for the 3rd floor of the Premises to October 31, 2015 and for the 4th Floor of the Premises from June 1, 2015 to May 31, 2016 subject to the terms and conditions herein contained; and

WHEREAS, the rent for the 3rd and 4th floors of 28,202 sq. ft. shall be \$19.40 per sq. ft. for a total of \$45,593.24 monthly (\$22,796.62 for each floor) or \$547,118.88 annually.

WHEREAS, funds will be made available in the CY 2015 temporary, permanent and future year budgets in the Municipal Rent Account # 01-201-31-432-304.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The Mayor of business Administrator is authorized to execute a Fifth Amendment to the Lease Agreement with Journal Square Plaza Urban Renewal Associates to amend the term and square footage space.
2. The Fifth Amendment to the Lease shall be in substantially in the form attached, subject to such modifications as may be deemed necessary or appropriate by the Business Administrator or Corporation Counsel.
3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
4. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
5. This Ordinance shall take effect at the time and in the manners provided by law.
6. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore, underlining has been omitted. For purposes of advertising only, new matter in indicated by **bold face** and repealed matter by italic.

I hereby certify that there are sufficient funds available in Municipal Rent Account # 01-201-32-432-304 for P.O. # _____.

Donna Mauer, Chief Financial Officer

APPROVED AS TO LEGAL FORM

APPROVED: Ann Marie Kelly, Special Events Manager

APPROVED: _____
Business Administrator

Corporation Counsel

Certification Required ☐

Not Required ☐

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AUTHORIZING A FIFTH AMENDMENT TO THE CITY'S LEASE WITH JOURNAL SQUARE PLAZA URBAN RENEWAL ASSOCIATES FOR ONE JOURNAL SQUARE PLAZA, BLOCK 586.5 LOT PLOT B TO AMEND THE TERM AND SQUARE FOOTAGE OF RENTAL SPACE.

Initiator

Department/Division	Administration	Real Estate
Name /Title	Steve Miller	Confidential Assistant
Phone/E-Mail	(201) 547-4904 (201) 206-9531	

Note initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance/Resolution Purpose

To provide office space for City Employees at One Journal Square as follows:
The 3rd floor consisting of 14,101 sq. ft. has offices for the Division of Information Technology, Accounts & Control, Treasury, Pension and Payroll with a term from June 1, 2015 through October 31, 2015. The 4th floor consisting of 14,101 sq. ft. has the Police Headquarters with a term from June 1, 2015 through May 31, 2016 with the City's right to terminate said Extended Term upon ninety (90) days prior written notice to the Landlord. The rent for the 3rd and 4th floors consisting of 28,202 sq. ft. shall be \$19.40 per sq. ft. for a monthly total of \$45,593.24 (\$22,796.62 for each floor) or \$547,118.88 annually.

I certify that all the facts presented herein are accurate.



Signature of Department Director



Date

Requisition #

0169823

CITY OF JERSEY CITY

394 CENTRAL AVE.
2ND FLOOR
JERSEY CITY NJ 07307

Requisition

Assigned PO #

116855

Vendor
JOURNAL SQUARE PLAZA URBAN
RENEWAL ASSOCIATES
PO BOX 842333
BOSTON MA 02284
JO441260

Dept. Bill To
DIVISION OF REAL ESTATE
MUNICIPAL COURT BUILDING
365 SUMMIT AVENUE
JERSEY CITY NJ 07306

Dept. Ship To
DIVISION OF REAL ESTATE
MUNICIPAL COURT BUILDING
365 SUMMIT AVENUE
JERSEY CITY NJ 07306

Contact Info
PEGGY RAUSCH X5234
0000000000

Quantity	UOM	Description	Account	Unit Price	Total
1.00	EA	ENCUMBRANCY	01-201-31-432-304	137,000.00	137,000.00

THIS PURCHASE ORDER IS FOR ENCUMBRANCY
PURPOSES ONLY TO ESTABLISH FUNDING FOR
OFFICE SPACE AT ONE JOURNAL SQUARE
NAME OF CONTRACT: JOURNAL SQUARE PLAZA, URA
TOTAL CONTRACT: \$230,000.00 PLUS COMMON CHARGES
TEMPORARY ENCUMBRANCY: \$137,000.00
TO COVER FROM 6/1/15 THRU 8/31/15
PAYMENTS WILL BE MADE FROM TIME TO TIME
ON PARTIAL PAYMENT VOUCHERS.

Requisition Total 137,000.00

Req. Date: 04/07/2015

Requested By: PEGGYR

Approved By: _____

Buyer Id:

This Is Not A Purchase Order

**FIFTH AMENDMENT TO LEASE BETWEEN JOURNAL SQUARE PLAZA URBAN
RENEWAL ASSOCIATES [LANDLORD] AND THE CITY OF JERSEY CITY
[TENANT]**

WHEREAS, by Lease Agreement dated March, 2005, [the Lease] Landlord leased certain Premises, including the entire second and third floors of the building and certain outside parking spaces commonly known as One Journal Square Plaza, Jersey City, New Jersey [the Premises] to Tenant; and

WHEREAS, by First Amendment to Lease effective as of March 1, 2006, the Lease was amended so as to add a portion of the 4th floor to the Premises consisting of an additional 3,200 square feet of space, which increased the Tenant's Rent and share of Additional Rent, as more particularly set forth therein; and

WHEREAS, by Second Amendment to Lease effective as of June 1, 2012, the Lease was amended so as to add the remaining 10,900 square feet of the 4th floor to the Premises, resulting in the entirety of the Second, Third and Fourth Floors as constituting the Premises, together with a kiosk area consisting of approximately 10 feet x 10 feet in the main floor lobby of the building in which the Premises are located, resulting in a total of 42,326 square feet and an annual Rent in the amount of \$787,456.50; and

WHEREAS, by Third Amendment to Lease effective June 1, 2012, Landlord constructed certain improvements to the Premises for the benefit of Tenant; and

WHEREAS, by Fourth Amendment to Lease, the costs for the Third Amendment improvements were increased to include architect fees; and

WHEREAS, effective April 1, 2014, the 2nd floor was removed from the Premises, resulting in a reduction of the Annual Rent, a reduction in Tenant's "proportionate share" for Additional Rent, as defined in Section 2.02(1)(iii) to 53.33% and a reduction in the number of parking spaces allocated to Tenant to 32; and

WHEREAS, Tenant is desirous of extending the term of the Lease for the 3rd floor Premises containing 14,101 sq. ft., occupied by the Divisions of Information, Technology, Accounts and Control, Treasury, Pension and Payroll from June 1, 2015 to October 31, 2015; and

WHEREAS, Tenant is desirous of extending the term of the Lease for the 4th floor Premises containing 14,101 sq. ft. occupied by the Police Headquarters for an additional one (1) year from June 1, 2015 to May 31, 2016 with the right to terminate said Extended Term upon ninety (90) days prior written notice to Landlord; and

WHEREAS, Landlord is willing to extend the term of the Lease for the 3rd floor of the Premises to October 31, 2015 and for the 4th Floor of the Premises for an additional one (1) year subject to Tenant's right to terminate said Extended Term upon ninety (90) days prior written notice to Landlord.

WHEREAS, the rent for the 3rd and 4th floors of 28,202 sq. ft. shall be \$19.40 per sq. ft. monthly for a total of \$45,593.24 monthly (\$22,796.62 for each floor) or \$547,118.88 annually

NOW THEREFORE, in consideration of the covenants and conditions herein contained, the parties hereto agree as follows:

1. The term of the Lease for the 3rd floor Premises containing 14,101 sq.ft. occupied by Divisions of Information, Technology, Accounts and Control, Treasury, Pension and Payroll is extended until October 31, 2015.
2. The term of the Lease for the 4th floor of the Premises containing 14,101 sq.ft. occupied by the Police Headquarters is extended for an additional one (1) year commencing June 1, 2015 and ending May 31, 2016 (the "Extended Term"). Tenant has the right to terminate said Extended Term upon ninety (90) days prior written notice to Landlord.
3. The rent for the 3rd and 4th floors (containing a total of 28,202 sq. ft.) shall be \$19.40 per sq. ft. monthly for a total of \$45,593.24 month (\$22,796.62 for each floor or \$547,118.88 annually. Upon the 3rd floor premises being vacated by the Divisions of Information, Technology, Accounts and Control, Treasury, Pension and Payroll: a) Tenants "proportionate share" as defined in Section 2.02 (a) (iii) shall be reduced to 26.666% and b) the number of parking spaces allocated to Tenant shall be reduced to 16.
4. This Fifth Amendment shall become effective only after execution hereof by both Landlord and Tenant.
5. Except as herein modified, all of the terms and conditions of the Lease and the First, Second, Third and Fourth Amendments to Lease shall remain in full force and effect.

WITNESS:

Landlord

**Journal Square Plaza Urban Renewal Associates
By: JSQ REALTY, LLC, General Partner**

By: _____
Joseph A. Panepinto, Managing Member
Dated: _____

WITNESS:

Tenant

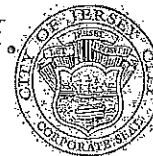
City of Jersey City

By: _____

City Clerk

Business Administrator
Dated: _____

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.069

TITLE:

3.J MAY 13 2015 4.J

MAY 27 2015

Ordinance authorizing a fifth amendment to the city's lease with Journal Square Plaza Urban Renewal Associates for One Journal Square Plaza, Block 586.5, Lot Plot B to amend the term and square footage of space.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
MAY 27 2015 8-0											
Councilperson <u>WATTERMEN</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015

Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 27 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:

Steven M. Fulop, Mayor

Date MAY 29 2015

Date to Mayor MAY 28 2015

City Clerk File No. Ord. 15.070

Agenda No. 3.J 1st Reading

Agenda No. 4.K. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.070

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ. AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 8803, LOT 9.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 210 NINTH STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new five (5) story mixed use Multiple Dwelling building containing twenty-five (25) residential units and 3,026 square feet of ground floor commercial space on the Property, is permitted for a period of five (5) years; and

WHEREAS, Two Ten, LLC [Entity], is the owner of Property designated as Block 8803, Lot 9.01, on the City's Tax Map and more commonly known by the street address of 210 Ninth Street, Jersey City, NJ; and

WHEREAS, the Entity has constructed a new five (5) story mixed use Multiple Dwelling building containing twenty-five (25) residential units and 3,026 square feet of ground floor commercial space on the Property; and

WHEREAS, construction began prior to the passing of Ordinance 14-027 on March 12, 2014, which requires the submission of an application before the start of construction, thus that requirement of Ordinance 14-027 does not apply to this Project which is Substantially Complete; and

WHEREAS, on October 22, 2014, within thirty (30) days of Substantial Completion, the Entity filed an application for a five (5) year tax exemption to construct a new commercial use Project, a copy of which application is attached hereto; and

WHEREAS, Two Ten, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$42,649) a tax payment for the new improvements on the property, as follows:

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 8803, LOT 9.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 210 NINTH STREET

- (a) 2015: the tax year in which the structure will be completed. \$0 taxes due on improvements;
- (b) 2016: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$14,230;
- (c) 2017: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$28,460;
- (d) 2018: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$42,690; and
- (e) 2019: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$56,921;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$42,649 for land and \$71,151 for improvements, for a total of \$113,800 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the commercial Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$113,800; and

WHEREAS, Two Ten, LLC, has agreed to pay the sum of \$42,039 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value a new five (5) story mixed use Multiple Dwelling building containing twenty-five (25) residential units and 3,026 square feet of ground floor commercial space, located in Block 8803, Lot 9.01, and more commonly known by the street address of 210 Ninth Street, Jersey City, N.J., is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) tax payment on the new improvements shall be:
 - (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 8803, LOT 9.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 210 NINTH STREET

- (ii) Year 2: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$14,230;
- (iii) Year 3: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$28,460;
- (iv) Year 4: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$42,690; and
- (v) Year 5: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$56,921.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 x 25 residential units or \$37,500; and \$1.50 x 3,026 square feet of commercial space or \$4,539, for a total of \$42,039.

3. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
4. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
5. The Financial Agreement shall be executed by the Entity no later than 90 days following adoption of the within Ordinance. Failure to comply shall result in

a repeal of the herein Ordinance and the tax exemption will be voided.

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 8803, LOT 9.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 210 NINTH STREET

7. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner provided by law.
- D. The actual date of execution of the tax exemption agreement shall not affect, alter or amend the Entity's obligation to make payments according to the intervals set forth in Section 304-28 of the Municipal Code and the tax exemption agreement. Should the Entity fail to make timely payments, interest shall begin to accrue at the rate set forth in the tax exemption agreement.
- E. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

DJ/he
5/04/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____

APPROVED: _____

Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.070

TITLE: 3.J MAY 13 2015 4.K MAY 27 2015

An ordinance approving a five (5) year exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 8803, Lot 9.01, on the City's tax map and more commonly known by the street address of 210 Ninth Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 13 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAY 27 2015 8-0											
Councilperson <u>WATTERMEN</u> moved, seconded by Councilperson <u>COLEMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 13 2015

Adopted on second and final reading after hearing on MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAY 27 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date MAY 27 2015

APPROVED:

Steven M. Futo, Mayor

Date MAY 29 2015

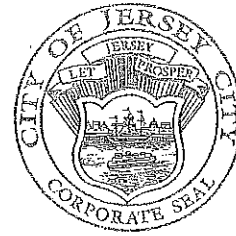
Date to Mayor MAY 28 2015

City Clerk File No. Ord. 15.074

Agenda No. 3.0 1st Reading

Agenda No. 4.1. 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.



COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.074

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY CODE ARTICLE III(PARKING, STANDING AND STOPPING) SECTION 332-22(PARKING PROHIBITED AT ALL TIMES) AMENDING THE NO PARKING ANY TIME PROHIBITION ON WASHINGTON STREET, MONTGOMERY STREET TO SECOND STREET; SECTION 332-25(NO STOPPING OR STANDING CERTAIN HOURS) DESIGNATING THE WEST SIDE OF WASHINGTON STREET, SECOND ST TO BAY STREET, AS NO STOPPING OR STANDING, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS, 6:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 7:00 P.M. AND ARTICLE VIII (PERMIT PARKING) SECTION 332-58 EXTENDING ZONE 4 RESIDENTIAL PERMIT PARKING TO INCLUDE THE WEST SIDE OF WASHINGTON STREET, FIRST STREET TO SECOND STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article XIII (Permit Parking) of the Jersey City Code is hereby supplemented as follows:

Article VIII Parking, Standing and Stopping

Sec. 332-22. Parking prohibited at all times.

No person shall park a vehicle at any time upon any of the street, or parts thereof, listed below.

Name of Street	Side	Limits
Washington St	<u>Both</u>	<u>Montgomery St to Second St</u>
	<u>East</u>	<u>Columbus Dr to Pearl St</u>
	<u>Both</u>	<u>Steuben St to Bay St</u>
	<u>East</u>	<u>Bay St to Second St</u>

Washington Blvd Both [Montgomery St] Second St to Gangemi Dr

Sec. 332-26. No stopping or standing certain hours.

No person shall stop or stand a vehicle between the times specified upon any of the streets, or parts thereof, listed below.

Name of Street	Side	Days of week	Hours	Limits
<u>Washington St</u>	<u>West</u>	<u>M-F</u>	<u>6 a.m. to</u>	<u>Second St to Bay St</u>
		<u>Except</u>	<u>9 a.m. &</u>	
		<u>Holidays</u>	<u>4 p.m. to</u>	
			<u>7 p.m.</u>	

Article VIII Permit Parking

Sec. 332-58. Parking restrictions in residential zones.

No person shall park a vehicle in excess of two (2) hours; between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays, without a valid permit upon any of the streets or parts of streets as described below.

Zone 1	No Change
Zone 2	No Change
Zone 3	No Change

ZONE 4

<u>Name of Street</u>	<u>Limits</u>
Bay St	From Washington St to Marin Blvd
First St	From Washington St to Marin Blvd
Greene St	From Grand St to Columbus Dr
Hudson St	Entire length
Marin Blvd	From Columbus Dr to Sixth St
Montgomery St	From Exchange Pl to Warren St
Morgan St	From Washington St to Marin Blvd
Provost St	Entire length
Second St	From the Eastern Terminus to Marin Blvd
Warren St	From York St to [<i>Montgomery St</i>] to Second St
Washington St	From Columbus Dr to First St
Washington St	From Grand St to First St
	<u>West side; First St to Second St</u>
York St	From Hudson St to Warren St

Zone 5	No Change
Zone 6	No Change
Zone 7	No Change

B.	No Change
Zone 9	No Change

C.	No Change
Zone 10	No Change

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

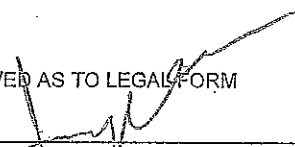
4. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: New material to be inserted is underscored; material to be repealed is in [*brackets*].

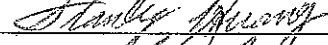
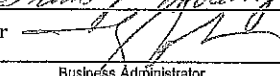
IDS:pcl
(05.11.15)

APPROVED: 
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED: 
Municipal Engineer
APPROVED: 

Business Administrator

Certification Required ☐
Not Required ☐

ORDINANCE FACT SHEET--NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY CODE ARTICLE III(PARKING, STANDING AND STOPPING) SECTION 332-22(PARKING PROHIBITED AT ALL TIMES) AMENDING THE NO PARKING ANY TIME PROHIBITION ON WASHINGTON STREET, MONTGOMERY STREET TO SECOND STREET; SECTION 332-25(NO STOPPING OR STANDING CERTAIN HOURS) DESIGNATING THE WEST SIDE OF WASHINGTON STREET, SECOND ST TO BAY STREET, AS NO STOPPING OR STANDING, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS, 6:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 7:00 P.M. AND ARTICLE VIII (PERMIT PARKING) SECTION 332-58 EXTENDING ZONE 4 RESIDENTIAL PERMIT PARKING TO INCLUDE THE WEST SIDE OF WASHINGTON STREET, FIRST STREET TO SECOND STREET

Initiator

Department/Division	Administration	Architecture, Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of Councilwoman Candice Osborne, Ward E	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

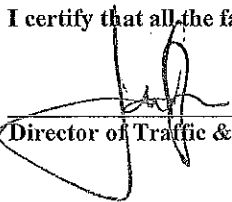
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

AN ORDINANCE SUPPLEMENTING SECTION 332-22(PARKING PROHIBITED AT ALL TIMES) AMENDING THE NO PARKING ANY TIME PROHIBITION ON WASHINGTON STREET, MONTGOMERY STREET TO SECOND STREET; SECTION 332-25(NO STOPPING OR STANDING CERTAIN HOURS) DESIGNATING THE WEST SIDE OF WASHINGTON STREET, SECOND ST TO BAY STREET, AS NO STOPPING OR STANDING, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS, 6:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 7:00 P.M. AND ARTICLE VIII (PERMIT PARKING) SECTION 332-58 EXTENDING ZONE 4 RESIDENTIAL PERMIT PARKING TO INCLUDE THE WEST SIDE OF WASHINGTON STREET, FIRST STREET TO SECOND STREET

THIS NEW PARKING AREA WILL BE AVAILABLE FOR BOTH THE RESIDENTS AND INDIVIDUALS WHO FREQUENT THE COMMERCIAL BUSINESSES IN THIS AREA WHO HAVE BEEN CHALLENGED TO FIND PARKING IN THEIR NEIGHBORHOOD WITH THE ON-GOING CONSTRUCTION

I certify that all the facts presented herein are accurate.


Director of Traffic & Transportation

5/11/15
Date

Signature of Department Director

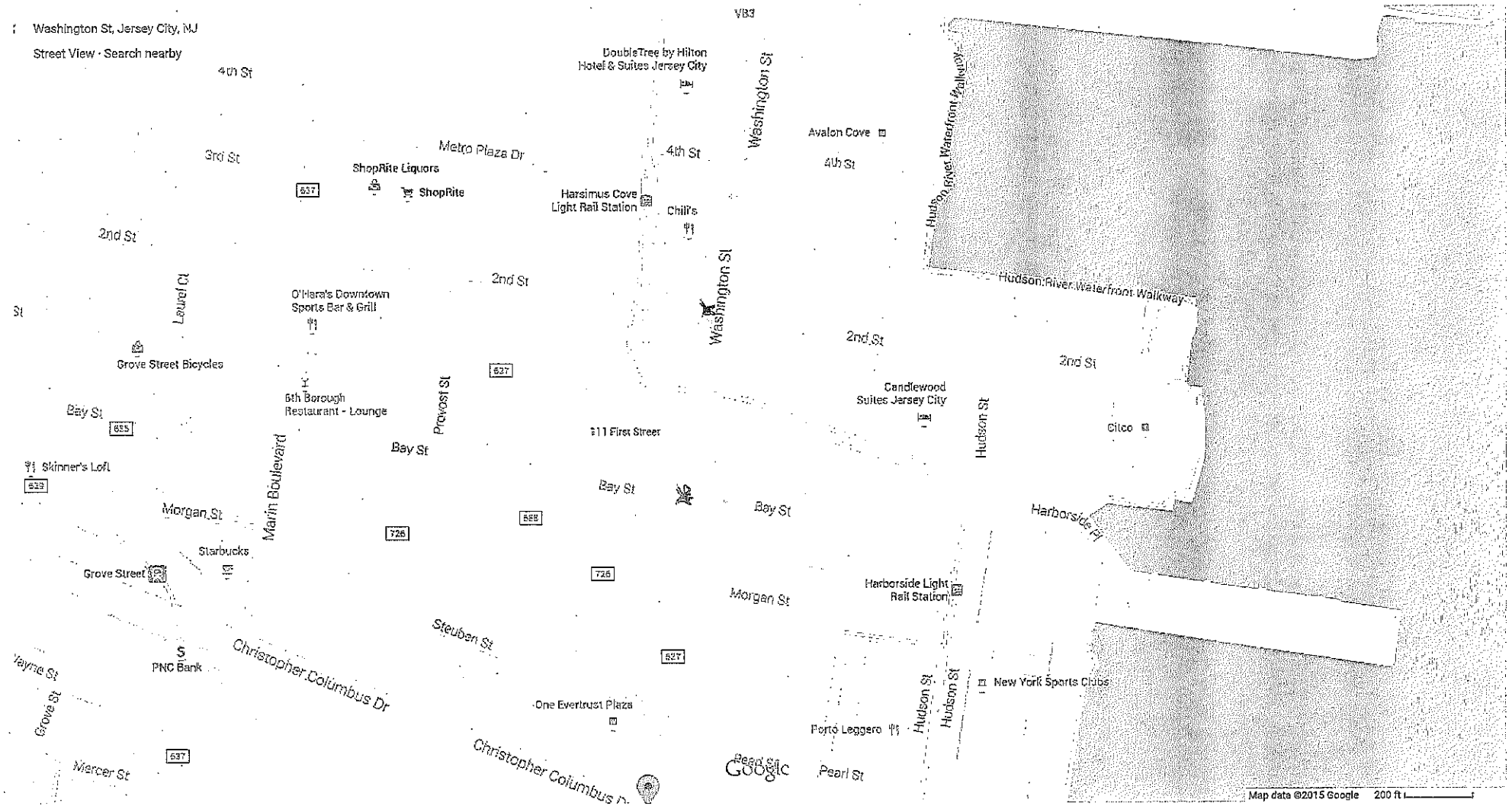
Date

5/11/2015

Washington St - Google Maps

Washington St, Jersey City, NJ

Street View · Search nearby



Map data ©2015 Google 200 ft



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF ADMINISTRATION
DIVISION OF ARCHITECTURE, ENGINEERING,
TRAFFIC & TRANSPORTATION
MUNICIPAL SERVICES COMPLEX | 13-15 LINDEN AVE EAST | JERSEY CITY, NJ 07305
P: 201 547 5900 | F: 201 547 5806



ROBERT KAKOLESKI
BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: May 11, 2015

TO: Jeremy Farrell, Corporation Counsel
Robert Kakoleski, Business Administrator
Robert Byrne, City Clerk
James Shea, Director, Department of Public Safety
Candice Osborne, Councilwoman, Ward E

FROM: Patricia Logan, Supervising Traffic Investigator
Division of Architecture, Engineering, Traffic and Transportation

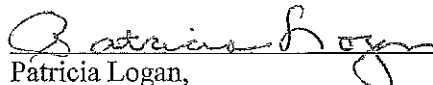
SUBJECT: PROPOSED ORDINANCE – WASHINGTON STREET

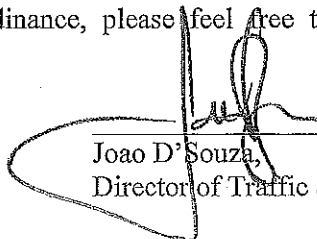
RECEIVED
2015 MAY 11 P 2:29
CITY OF JERSEY CITY

Attached for your review, is an Ordinance proposed by this Division, (for Municipal Council approval), at the request of Councilwoman Osborne amending Sections of Chapter 332 of the Jersey City Traffic Code to permit parking on the west side of Washington Street between Second Street and Bay Street, except during the hours of 6 a.m. and 9 a.m. and 4 p.m. and 7 p.m. when stopping and standing will be prohibited, Monday through Friday, except holidays. This section of Washington St has also been included in the Zone 4 Permit Parking Program.

It has been requested by the Councilwoman that the Ordinance be on the Agenda for the May 13, 2015 Municipal Council Meeting.

If you have any questions regarding this Ordinance, please feel free to contact Patricia Logan at PatriciaL@jcnj.org at 201.547.4492.


Patricia Logan,
Supervising Traffic Investigator


Joao D'Souza,
Director of Traffic & Transportation

C: Stanley Huang, P.E., Municipal Engineer
Brian Weller, L.L.A., ASLA, Director, Architecture, Engineering, Traffic and Transportation
Mark Albiez, Chief of Staff
Captain Solliti, Commander, East District
Chief Philip Zacche, Police Dept.
Mary Spinello-Paretti, Business Manager, Parking Enforcement Division
Council President Lavarro, Jr. Councilwoman Watterman Councilman Rivera
Councilman Gajewski Councilman Ramchal Councilman Boggiano
Councilman Yun Councilwoman Coleman

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.074

TITLE:

3.0 MAY 13 2015 4.1 MAY 27 2015
An ordinance supplementing Chapter 332 (Vehicles and Traffic) of the Jersey City Code Article III (Parking, Standing and Stopping) Section 332-22 (Parking Prohibited at All Times) amending the No Parking Any Time Prohibition on Washington Street, Montgomery Street to Second Street; Section 332-25 (No Stopping or Standing Certain Hours) designating the west side of Washington Street, Second St to Bay Street, as No Stopping or Standing, Monday Through Friday, Except Holidays, 6:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. and Article VIII (Permit Parking) Section 332-58 extending Zone 4 residential permit parking to include the west side of Washington Street, First Street to Second Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION

MAY 13 2015 9-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

MAY 27 2015 8-0

Councilperson COLEMAN moved, seconded by Councilperson WATTERMAN to close P.H.

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE

MAY 27 2015 8-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

MAY 13 2015

Adopted on second and final reading after hearing on

MAY 27 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

MAY 27 2015

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

MAY 27 2015

*Amendment(s):

APPROVED:

Steven M. Fulop, Mayor

Date

MAY 29 2015

Date to Mayor

MAY 28 2015